



**Mona Avenue, Stretford, Manchester, M32**

**Offers Over: £325,000**

*Leasehold*

# Mona Avenue, Stretford, Manchester, M32

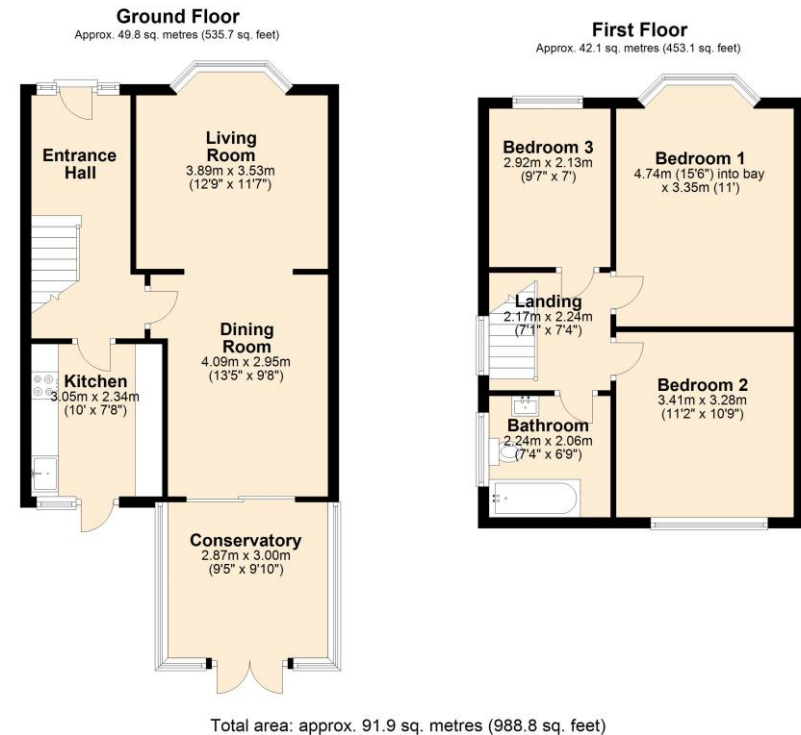
Situated in a quiet cul-de-sac is this well presented THREE bedroom semi-detached home. Mona Avenue is perfectly located close to convenient transport links, zoned for popular schooling and within close proximity to an abundance of amenities making this an ideal family home.

As you approach the property there is a driveway providing off road parking for a couple of cars. You enter the property into a spacious entrance hallway, on the left hand side of the ground floor there is open plan living space which comprises of a living room to the front elevation lit via a large bay window, there is a feature gas fire with ornate surround, an archway provides access to the dining room which offers a great space for dining/ entertaining or relaxing with the whole family. Patio doors to the rear flow through to a conservatory which offers views over the rear garden. The kitchen is fitted with a range of base and eye level units with a range of integral and freestanding appliances.

The first floor is home to THREE generous sized bedrooms and a contemporary fitted bathroom with three piece suite.

Externally to the rear there is a private enclosed South facing garden which offers a paved patio, split level raised lawned area with flower beds.

- Leasehold
- 999 years from 21 March 1925
- EPC Grade TBC
- Council Tax Band C







## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.